



Specification

Linden Homes @Quantum Fields

Littleport, CB6 1HW | 01353 260 154

lindenhomes.co.uk/quantumfields

Linden
HOMES

Specification

Applicable to plots 21, 23, 24, 27, 28, 29, 31, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 & 3 bedroom homes

4 bedroom homes

	2 & 3 bedroom homes	4 bedroom homes
Kitchen		
Symphony fitted kitchen with laminate worktop and upstands	•	•
Single under-counter oven in stainless steel	•	
Double under-counter oven in stainless steel		•
4 burner gas hob with stainless steel splashback behind hob	•	•
Integrated extractor hood	•	
Chimney hood		•
Integrated fridge freezer		•
Space for dishwasher and washing machine with plumbing and electrical supply	•	•
Single bowl stainless steel sink with mixer tap	•	
1½ bowl stainless steel sink with mixer tap		•
Single bowl stainless steel sink with mixer tap to utility (where applicable)		•
Multigrid switch to kitchen appliances	•	•
Bathroom, en suite and cloakroom		
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	•	•
Close-coupled WCs with soft close seat and cover	•	•
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	•	•
Tiling to perimeter of bath (approx. 400mm above bath)	•	•
Full height tiling to en suite shower area	•	•
Splashback tiling to all basins	•	•
Electrical		
White pendant lights throughout	•	•
TV and BT points as working drawing	•	•
White switchplates and sockets throughout	•	•
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	•	•
Heating		
A rated energy efficient gas boiler	•	•
Honeywell 7 day programmable thermostat control	•	•
Myson radiators with thermostatic valves	•	•
Internal finishes		
White internal doors with satin chrome ironmongery	•	•
Timber staircase with gloss painted woodwork	•	•
Internal woodwork in gloss white	•	•
Walls in white emulsion	•	•
Ceilings – flush smooth finish in white emulsion	•	•
External		
GRP main entrance door with multi point locking system	•	•
GRP rear entrance door with multi point locking system (where applicable)	•	•
PVCu white windows and casement doors with multi point locking system	•	•
Contemporary external light to front	•	•
Mains operated doorbell	•	•
Buff riven paving slabs to paths and patio	•	•

This specification indicates, by means of a dot (•), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please ask your sales consultant.

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Specification

Applicable from June 2023

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 & 3 bedroom homes

4 bedroom homes

	2 & 3 bedroom homes	4 bedroom homes
Kitchen		
Symphony fitted kitchen with laminate worktop and upstands	●	●
Single under-counter oven in stainless steel	●	●
4 burner gas hob with stainless steel splashback behind hob	●	●
Integrated extractor hood	●	
Chimney hood		●
Space for dishwasher and washing machine with plumbing and electrical supply	●	●
Single bowl stainless steel sink with mixer tap	●	●
Single bowl stainless steel sink with mixer tap to utility (where applicable)		●
Multigrad switch to kitchen appliances	●	●
Bathroom, en suite and cloakroom		
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	●	●
Close-coupled WCs with soft close seat and cover	●	●
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	●	●
Tiling to perimeter of bath (approx. 400mm above bath)	●	●
Full height tiling to en suite shower area	●	●
Splashback tiling to all basins	●	●
Electrical		
White pendant lights throughout	●	●
TV and BT points as working drawing	●	●
White switchplates and sockets throughout	●	●
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	●	●
Heating		
A rated energy efficient gas boiler	●	●
Honeywell 7 day programmable thermostat control	●	●
Myson radiators with thermostatic valves	●	●
Internal finishes		
White internal doors with satin chrome ironmongery	●	●
Timber staircase with gloss painted woodwork	●	●
Internal woodwork in gloss white	●	●
Walls in white emulsion	●	●
Ceilings – flush smooth finish in white emulsion	●	●
External		
GRP main entrance door with multi point locking system	●	●
GRP rear entrance door with multi point locking system (where applicable)	●	●
PVCu white windows and casement doors with multi point locking system	●	●
Contemporary external light to front	●	●
Buff riven paving slabs to paths and patio	●	●

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